



# City of Delray Beach

100 N.W. 1st Avenue  
Delray Beach, FL 33444

## Advisory Board Agenda Planning and Zoning Board

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Monday, May 20, 2024

5:01 PM

Commission Chamber

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### 1. CALL TO ORDER

### 2. ROLL CALL

### 3. APPROVAL OF AGENDA

### 4. MINUTES

#### A. April 15, 2024

Attachments: [Minutes \(DRAFT\)](#)

### 5. SWEARING IN OF THE PUBLIC

### 6. COMMENTS FROM THE PUBLIC

(NOTE: Comments on items that are NOT on the Agenda. Speakers will be limited to 3 minutes).

### 7. PRESENTATIONS

#### A. City's Annual Infrastructure Improvement Hearing: Review the public comments collected during the Annual Infrastructure Improvement Hearing process since April 15, 2024 and recommend which projects should be forwarded to City Staff for evaluation and inclusion in 2025-2029 Capital Improvements Plan (CIP).

NOTE: Public comments are provided in the attachment.

Planner: Rebekah Dasari, Principal Planner; [dasarir@mydelraybeach.com](mailto:dasarir@mydelraybeach.com)

Attachments: [Staff Report, Infrastructure Hearing](#)  
[2024 Infrastructure Comments - Summarized](#)  
[FY 2428 Adopted CIP Book](#)

### 8. QUASI-JUDICIAL HEARING ITEMS

- A.** 354 SE 5th Avenue (2024-048): Provide a recommendation to the City Commission regarding a Major Subdivision Plat, "354 SE 5th Townhomes", a replat of Lots 7 through 10, Block 104, Osceola Park, to establish eight fee-simple lots affiliated with a previously approved residential townhome development.

Address: 354 SE 5th Avenue

PCN: 12-43-46-21-01-104-0070

Applicant / Property Owner: Delport Limited Partnership

Agent: Michael Weiner, Esq. Sachs Saks Caplan, P.L.; mweiner@ssclawfirm.com

Planner: Julian Gdaniec, Senior Planner; gdaniec@mydelraybeach.com

**Attachments:**      [Staff Report, 354 SE 5th Avenue Plat](#)  
[Proposed Plat, 354 SE 5th Avenue](#)  
[Survey, 354 SE 5th Avenue](#)  
[Approved Site Plan, 354 SE 5th Avenue](#)  
[Architectural Rendering, 354 SE 5th Avenue](#)

- B.** Abandonment of Right-of-Way Bisecting 2001 South Federal Highway (2024-052): Provide a recommendation to the City Commission regarding a privately initiated request to abandon a 20-foot-wide portion of City-owned Right-of-Way bisecting 2001 South Federal Highway, totaling approximately 5,302 square feet in area.

Agent: Michael Weiner, Sachs Sax Caplan PL; mweiner@ssclawfirm.com

Planner: Susana Rodrigues, Planner, rodrigues@mydelraybeach.com

**Attachments:**      [Staff Report, 2001 S. Federal Highway Abandonment](#)  
[Resolution No. 104-24, 2001 S. Federal Highway Abandonment](#)  
[City Engineer's Recommendation, 2001 S. Federal Highway Abandonment](#)  
[GUE Sketch and Legal Description, 2001 S. Federal Highway \(Informational On Gateway Shopping Center Plat](#)  
[Del-Raton Park Plat](#)

- C. Mazda (2022-248): Consideration of a Level 3 Site Plan Modification for Delray Mazda including the expansion and reconfiguration of the service bays, reduction of the showroom area in Building 1, expansion of the second-floor parts area, reconfiguration of the customer showroom entrances, and addition of pavers in front of Building 1, and five landscape waivers associated with the landscape plan.

PCN: 12-43-46-28-06-002-0150

Property Owner: MDR Motors LLC; mgrieco@griecoag.com

Authorized Agent: Michael Weiner, Esq. Sachs Sax Caplan PL;  
mweiner@ssclawfirm.com

Planner: Susana Rodrigues; rodriguess@mydelraybeach.com

**Attachments:**

[Staff Report - Delray Mazda](#)

[Site Plans, Elevations and Photometric Plans - Delray Mazda](#)

[Civil Plans - Delray Mazda](#)

[Landscape Plans - Delray Mazda](#)

[Justification Statements - Delray Mazda](#)

[Survey - Delray Mazda](#)

[TPS Letter - Delray Mazda](#)

- D. Land Use Map Amendment (2024-098), and Rezoning (2024-097): Provide a recommendation to the City Commission on Ordinance No. 16-24, a privately-initiated request for a Land Use Map Amendment (LUMA) from Community Facilities (CF) to Low Density (LD) for a 0.5021-acre property, and Ordinance No. 17-24, a privately initiated rezoning request from Community Facilities (CF) to Single Family Residential (R-1-AA) for a 0.5021-acre property located at 200 SE 7th Avenue within the Marina Historic District.

Agent: Jeffrey Costello; jcostello@jcplanningsolutions.com

Planner: Michelle Hewett, hewettm@mydelraybeach.com; Rebekah Dasari,  
dasarir@mydelraybeach.com

**Attachments:**

[Staff Report, 200 SE 7th Avenue](#)

[Narrative Letter, 200 SE 7th Avenue](#)

[Current and Proposed Land Use, 200 SE 7th Avenue](#)

[Current and Proposed Zoning, 200 SE 7th Avenue](#)

[Ord 16-24 LUM Amd, 200 SE 7th Avenue DRAFT](#)

[Ord 17-24 Rezoning, 200 SE 7th Avenue DRAFT](#)

[BIE Ord 16-24 - LUM Amd, 200 SE 7th Street](#)

[BIE Ord 17-24 - Rezoning, 200 SE 7th Street](#)

## 9. LEGISLATIVE ITEMS

- A. Amendment to the Land Development Regulations, Structures in Building Setbacks (2020-169): Provide a recommendation to the City Commission on Ordinance No. 13-24, a City-initiated request to amend Section 4.3.4(H), "Setbacks," Section 4.6.15(G), "Yard Encroachment," and Appendix A, "Definitions," of the Land Development Regulations (LDR) relative to structures and design elements allowed in building setbacks.  
Planner: Rebekah Dasari, Principal Planner, [dasarir@mydelraybeach.com](mailto:dasarir@mydelraybeach.com)

NOTE: This item is continued from the March 18, 2024 agenda.

**Attachments:**      [Staff Report, Structures in Building Setbacks \(Ordinance No. 13-24\)](#)  
[Ordinance No. 13-24, Structures in Setbacks](#)  
[Resolution No. 38-24, Balcony Zoning in Progress](#)

## 10. REPORTS AND COMMENTS

- A. Staff
- Meeting Dates
  - Project Updates
- B. Board Comments

## 11. ADJOURN

The City shall furnish appropriate auxiliary aids and services where necessary to afford an individual with a disability an equal opportunity to participate in and enjoy the benefits of a service, program, or activity conducted by the City. Please contact the Human Resources Department at (561) 243-7125 at least 24 hours prior to the program or activity for the City to reasonably accommodate your request. Adaptive listening devices are available for meetings in the Commission Chambers. If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting or hearing, such persons will need a record of these proceedings, and for this purpose such persons may need to ensure that a verbatim record of the proceedings is made. Such record includes the testimony and evidence upon which the appeal is to be based. The City does not provide or prepare such record. Two or more City Commissioners may be in attendance.